



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD August 24, 2020

Staff Report

Contract Purchaser: C. Alan Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

Contract Sellers: Charles and Denise Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

Farm Location: Property is located on Jennings Chapel Road in Woodbine
Tax Map 20, Parcel 56; 24.3 +/- acres

Easement Designation: Howard County Easement applicant

Request: Review by the Howard County Agricultural Preservation Board to purchase an agricultural easement.

Recommendation: Recommendation to the Board to approve the purchase of an agricultural easement on the property.

Summary:

This property is unimproved with 100% tillable ground that is planted in row crops. The entire acreage is comprised of Class I, II and III soils. The owner has a long-standing relationship with the Soil Conservation District, and the Soil Conservation and Water Quality Plan is predominantly implemented with no major resource concerns. There is a high concentration of preserved land within 3/4 mile of the farm.

According to the Sharps, who farm many properties, this parcel is part of their larger operation, which contributes to the overall farming economy in western Howard County. The Sharps buy and/or sell products with Larriland, TLV Tree Farm, Gorman Farm, J.D. Mullinix and sons, Clark's Hardware, Southern States, Spicknall's Market, the Roving Radish, Butler's Orchard, Baugher's Orchard and many local schools.

Staff Recommendation:

The application meets all eligibility criteria for acquisition of an agricultural preservation easement. Staff recommends approval.

Prepared by:

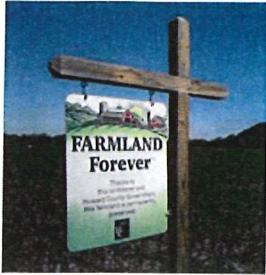
Joy Levy, Administrator
Agricultural Land Preservation Program

Date:

8/24/20

Attachments:

Score Sheet
Draft APB Points
Aerial Photo
Preservation Map
Soils Map



Howard County Agricultural Land Preservation Program

2020 PRICE FORMULA WORKSHEET

Owner Sharp Tax Map 20 Parcel(s) 56
 Farm Address Jennings Chapel Rd Acres 24.3

POINTS

1. Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres)			Maximum 150 points	<u>50</u>
40 acres or more	_____	150 points		
35 acres to 39.9 acres	_____	125 points		
30 acres to 34.9 acres	_____	100 points		
25 acres to 29.9 acres	_____	75 points		
20 acres to 24.9 acres	<u>24.3</u>	50 points		
2. Soil Capability -- Percentage of Class I, II and III Soils Relative to Property Total			Maximum 150 points	<u>150</u>
90% or greater Class I, II and III Soils	<u>100%</u>	150 points		
80% to 89% Class I, II and III Soils	_____	125 points		
70% to 79% Class I, II and III Soils	_____	100 points		
60% to 69% Class I, II and III Soils	_____	75 points		
Less than 60% Class I, II and III Soils	_____	50 points		
3. Soil Productivity as Measured by Land Evaluation Score			Maximum 150 points	<u>150</u>
90 or greater Land Evaluation Score	<u>96</u>	150 points		
80-89 Land Evaluation Score	_____	125 points		
70-79 Land Evaluation Score	_____	100 points		
60-69 Land Evaluation Score	_____	75 points		
Less than 60 Land Evaluation Score	_____	50 points		
4. Adjacency to Preserved Land			Maximum 125 points	<u>75</u>
75 to 100% perimeter adjacent to preserved land	_____	125 points		
50 to 74% perimeter adjacent to preserved land	_____	100 points		
25 to 49% perimeter adjacent to preserved land	<u>27%</u>	75 points		
Less than 25% perimeter adjacent to preserved land	_____	50 points		
5. Concentration of Preserved Lands			Maximum 125 points	<u>125</u>
More than 600 acres of preserved land within 3/4 mile	<u>979</u>	125 points		
400-599 acres of preserved land within 3/4 mile	_____	100 points		
200-399 acres of preserved land within 3/4 mile	_____	75 points		
Less than 200 acres of preserved land within 3/4 mile	_____	50 points		
6. Current Land Use			Maximum 150 points	<u>150</u>
90% or greater of property in agricultural use	<u>100%</u>	150 points		
80% to 89% of property in agricultural use	_____	125 points		
70% to 79% of property in agricultural use	_____	100 points		
60% to 69% of property in agricultural use	_____	75 points		
Less than 60% of property in agricultural use	_____	50 points		
7. Soil Conservation and Water Quality Plan (SCWQP)/Best Management Practices (BMPs)			Maximum 100 points	<u>100</u>
Longstanding landowner relationship with SCD, and SCWQP on the property is predominantly implemented with no major resource concerns	_____	<u>X</u>	100 points	
Landowner has relationship with SCD and has made considerable efforts to implement SCWQP on this property or another property, or landowner has implemented considerable BMPs on their own	_____	_____	75 points	
New relationship with SCD and has made efforts to implement SCWQP on this property or another property, or landowner has implemented BMPs on their own	_____	_____	50 points	
New SCWQP with no conservation or BMP activity	_____	_____	0 points	

POINTS

8. Ownership and Operation

Owner operated X
Non-owner operated
No current operation

Maximum 50 points 50
50 points
25 points
0 points

SUBTOTAL POINTS

Maximum 1000 points 850

PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre

 850 points x \$40/point = \$34,000

Additional Points - Maximum 100 points

1. Relinquishment of Tenant House Rights, if applicable
 0 Number of tenant houses allowed by right at 1 per 25 acres
 Tenant house rights relinquished x 10 points per house

Maximum 50 points 0

2. Optional APB Points
See separate scoring sheet - points may be added or subtracted

Maximum +/- 50 points

TOTAL POINTS

Maximum 1000 points 850

FINAL PRICE CALCULATION - Maximum \$40,000 per acre

 850 points x \$40/point = \$34,000

TOTAL PRICE OFFER

 24.3 acres x \$34,000 per acre =

\$826,200

SHARP DRAFT AGRICULTURAL PRESERVATION BOARD POINTS

Owner Sharp Tax Map 20 Parcel(s) 56 Acres 24.3
Farm Address Jennings Chapel Road

Total of 50 potential points can be added

1) Contribution to Agricultural Economy – Maximum 10 points **5 out of 10**

1. 5 points – The farm has a specialized or unique operation
2. 5 points – The farm has significant agricultural infrastructure
3. 5 points – The farm business is active within the local community by:
 - a. Purchasing agricultural products from other area farms
 - b. Supplying agricultural products to farms, businesses or individuals

2) Contribution to Agricultural Sustainability – Maximum 10 points **10 out of 10**

- 5 points – An easement acquisition on this farm would be a new addition to properties already under easement belonging to same owner
- 5 points – This is a Century Farm
- 10 points – If the farm is for sale at the time of application, purchase of an easement will assist in the transfer to a new and/or next generation farmer

3) Green Infrastructure Network (GIN)/Water Quality – Maximum 10 points **0 points**

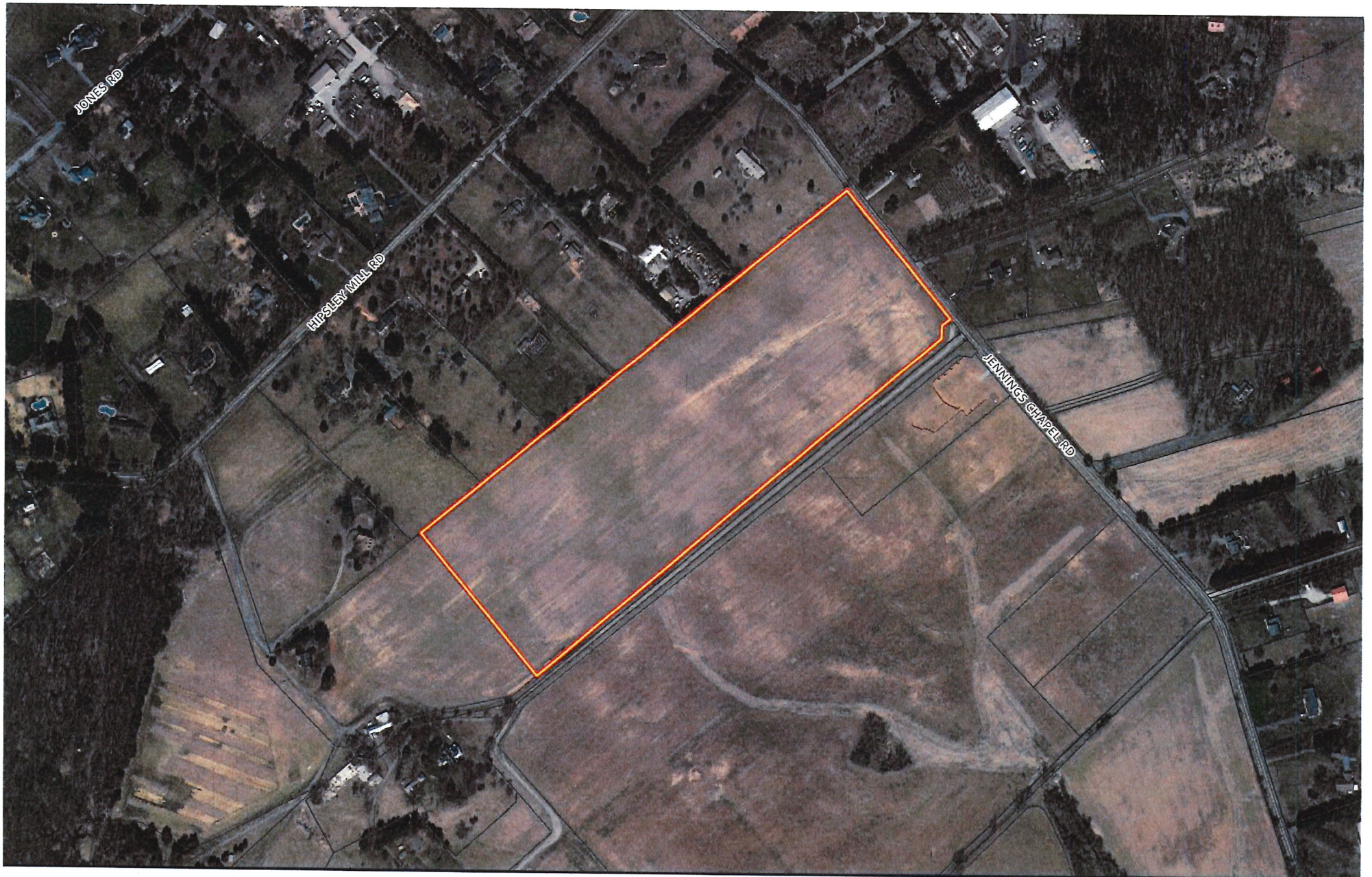
- 5 points – Farm includes portions of GIN hub(s)
 - 3 points - Farm includes portions of GIN corridor(s)
 - 5 points – 50' minimum forested riparian buffer width
 - 3 points - 35' minimum forested riparian buffer width
-

4) Historic and Scenic Resources – Maximum 10 points **3 points**

- 5 points – Farm includes an historic structure encumbered by a Maryland Historic Trust easement
- 3 points – Farm includes a structure listed on the National, Maryland or Howard County Registers of Historic Places
- 5 points – Farm is located on the Historic National Road (Rt. 144)
- **3 points – Farm is located on a Maryland or Howard County Scenic Road**


5) Discretionary - Maximum 10 points

Reason for allocating points _____



Charles & Denise Sharp
Jennings Chapel Road
Brookville, MD 20729
Aerial Map: 20 Parcel(s):56

Aerial

 property



Howard County Department of Planning & Zoning
Resource Conservation Division

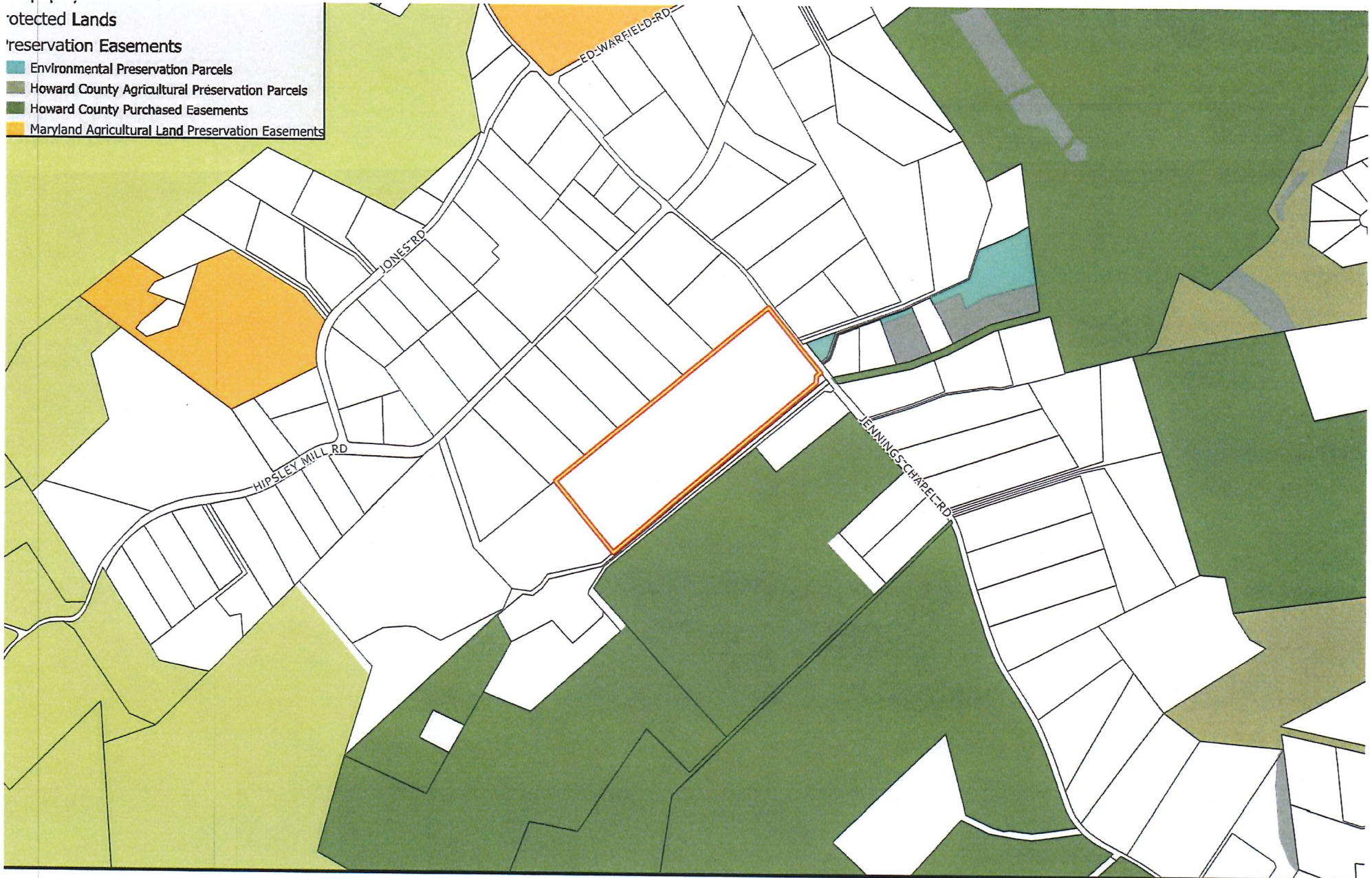
August 6, 2020



Protected Lands

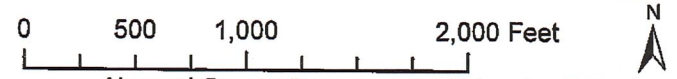
Preservation Easements

- Environmental Preservation Parcels
- Howard County Agricultural Preservation Parcels
- Howard County Purchased Easements
- Maryland Agricultural Land Preservation Easements



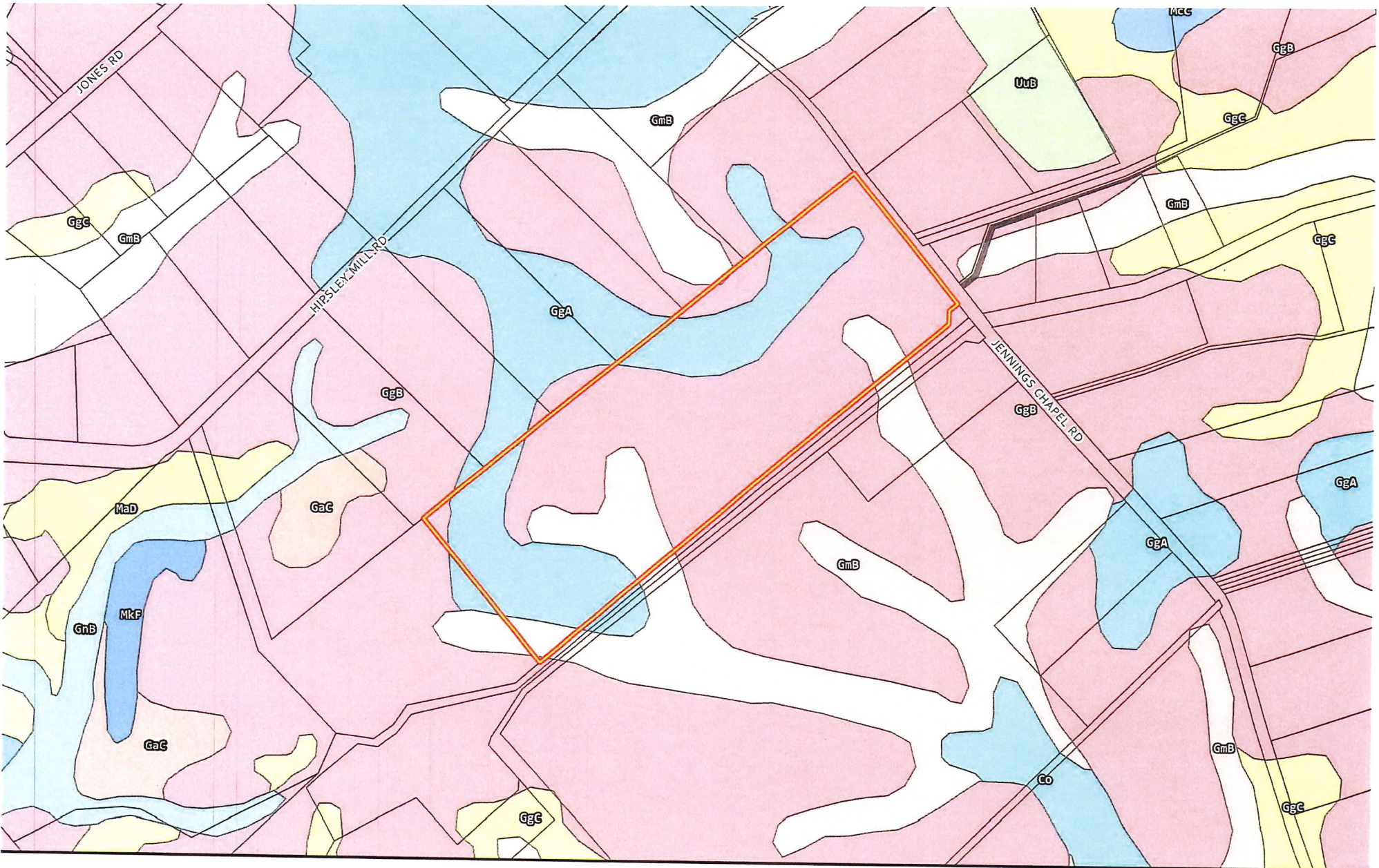
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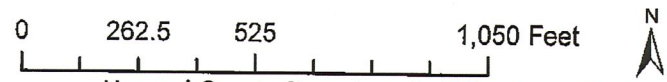




Charles & Denise Sharp
 Jennings Chapel Road
 Crookville, MD 20729
 Parcel(s): 56

Soils

 property



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